

**NOVEMBER 19, 2009**

**AGENDA**

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| <b>No. 1</b> | V-019-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 650-658 South Avenue<br>Lee Gray<br>C-2 Community Center District<br>Southeast<br>Area Variance<br>120-177<br>To install/legalize attached signs for the existing stores in the mixed use building, not meeting certain sign requirements. <b>The hearing on this case was adjourned from the October 15, 2009 Board meeting at the request of the applicant.</b> |
| <b>No. 2</b> | V-025-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 46-48 Hartsen Street<br>Mark T. Johnson<br>R-1 Low Density Residential District<br>Southeast<br>Area Variance<br>120-199<br>To construct a two story addition with attached decks to the rear of an existing two family house, thereby expanding a nonconforming two family use in this R-1 Low Density Residential District.                                     |
| <b>No. 3</b> | V-026-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 153 Highland Parkway<br>Thomas Dean<br>R-1 Low Density Residential District<br>Southeast<br>Area Variance<br>120-167<br>To waive certain height requirements associated with the installation of a 6 ft. high wood fence in the front yard of this corner property.   |
| <b>No. 4</b> | V-027-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 55 Clay Avenue<br>Regina Fridrik<br>R-1 Low Density Residential District<br>Northwest<br>Use Variance<br>120-166; 120-195<br>To re-establish use as a two family dwelling, a use not permitted in the district and not meeting dwelling unit conversion standards.  |
| <b>No. 5</b> | V-028-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 216 Bay Street<br>Robert Elliott<br>R-1 Low Density Residential District<br>Northeast<br>Use Variance<br>120-166; 120-195; 120-8<br>To change use from a church and two (2) apartments to three (3) apartments, a use not permitted in the district and not meeting dwelling unit conversion standards.   |

**Zoning Board of Appeals**  
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| <b>No. 6</b> | V-029-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 25 Driving Park Avenue<br>Maplewood YMCA (Brendan Bystrak)<br>C-2 Community Center District<br>Northwest<br>Area Variance<br>120-45B; 120-200<br>To construct 14,860 sq. ft. additions to the Maplewood YMCA facility, thereby exceeding the maximum floor area limitation in the district.                      |
| <b>No. 7</b> | V-030-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 368 Alexander Street<br>Dave Bush<br>R-2 Medium Density Residential District<br>Southeast<br>Area Variance<br>120-199<br>To utilize third floor space in conjunction with one of the second floor apartments, thereby expanding a nonconforming four family use in this R-2 Medium Density Residential district. |
| <b>No. 8</b> | V-031-09-10<br>Applicant:<br>Zoning District:<br>Quadrant:<br>Application Type:<br>Section of Code:<br>Purpose: | 76 Crouch Street<br>Dave King<br>R-2 Medium Density Residential District<br>Northeast<br>Area Variance<br>120-167<br>To waive certain height requirements associated with the installation of a 5 ft. high wood fence in the front yard of this corner lot.  |